

125 BRYN MAWR AVENUE, BALA CYNWYD 19004

SITE PLAN PREPARED REFERENCING "GRADING AND UTILITY PLAN, 125 BRYN MAWR AVENUE" AS PREPARED BY MOMENEE AND ASSOCIATES, INC., 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010, DATED MAY 16, 2003

LOT AREA CALCULATIONS

	EXISTING	PROPOSED	NOTES
LOT AREA	13,716	NO CHANGE	(6000 FT MIN.)
LOT WIDTH	60'-0" AT STREET LINE	NO CHANGE	
BUILDING AREA	15.3%		30% MAX.
SETBACKS			
FRONT YARD	51'-0"	NO CHANGE	30'-0"
SIDE YARD	3'-8 3/4" (NORTH)	NO CHANGE	8'-0" MIN. (20'-0" AGGREGATE)
	22'-8" (SOUTH)	NO CHANGE	
REAR YARD	111'-3 1/2"	90'-0 1/4"	25'-0"
IMPERVIOUS SURFACES	5,607 41%	5,775 42%	39% MAX. (5,349.25)
\$155-141.5 INCREASE	137.16 INCREASE	5,776.16 UPDATED MAX ALLOWABLE	
BUILDING HEIGHT	3-STORIES	NO CHANGE	3-STORIES or 35'-0" MAX.

FOR DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP

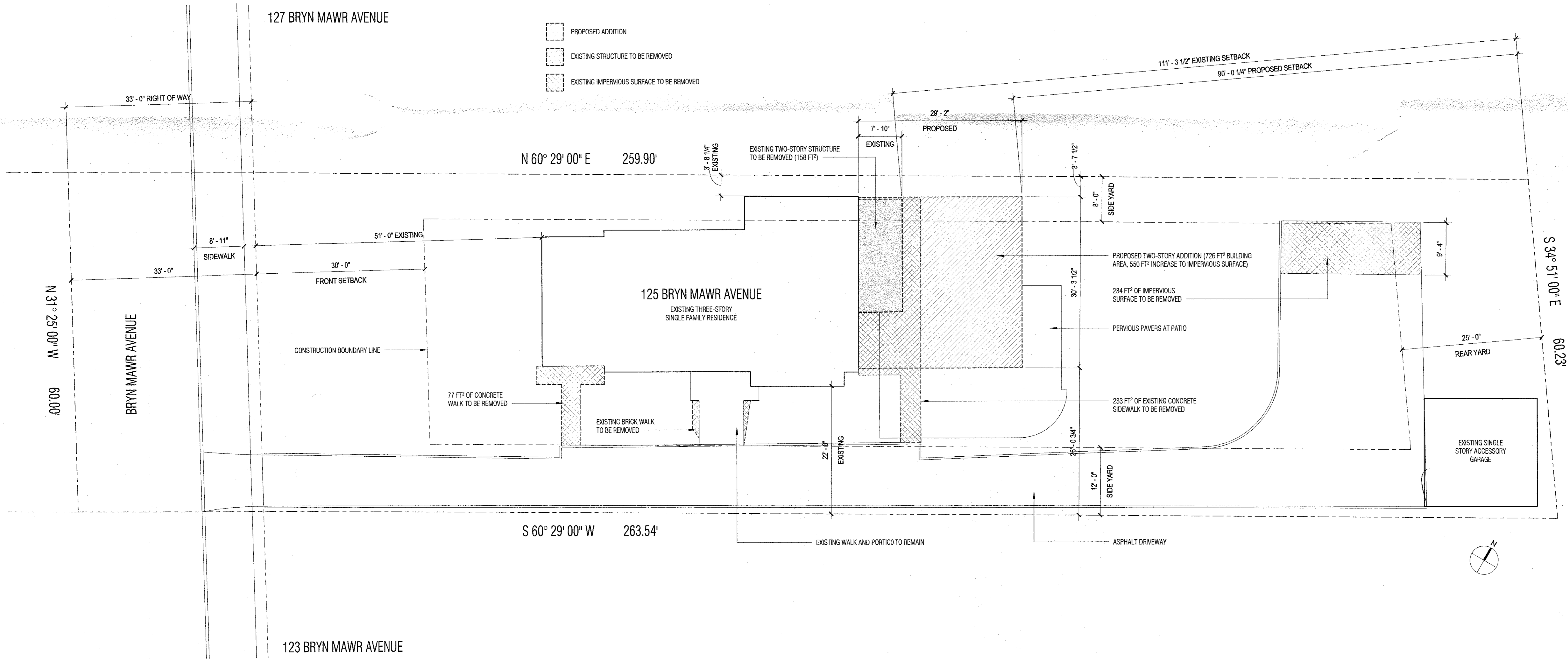
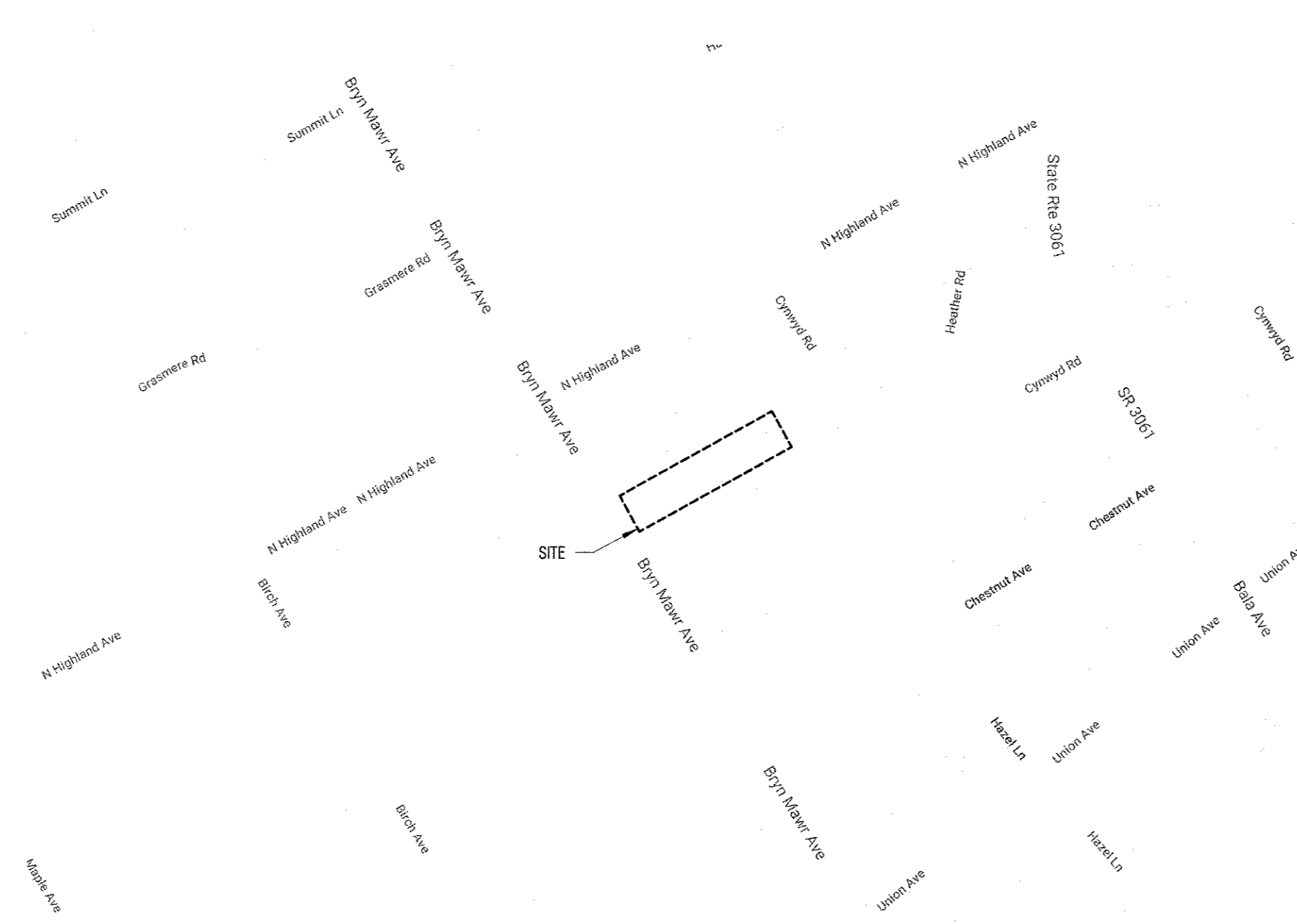
EXISTING IMPERVIOUS COVERAGE

RESIDENCE	1,711
GARAGE	385
DRIVEWAY	3,066
WALKS	444
TOTAL	5,607
PERCENTAGE	41%

PROPOSED IMPERVIOUS COVERAGE

RESIDENCE	2,437
GARAGE	385
DRIVEWAY	3,066
DRIVEWAY DECREASE	-235
WALKS	122
TOTAL	5,775
PERCENTAGE	42%

LOCUS MAP - N.T.S.



- PROPOSED ADDITION
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING IMPERVIOUS SURFACE TO BE REMOVED

PROJECT
PRIVATE RESIDENCE
 125 BRYN MAWR AVENUE
 BALA CYNWYD, PA 19004
 No:

PROJECT TEAM
 ARCHITECTURE:
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NOTES

SEAL

KEY PLAN

REVISIONS

No.	Issue	Date

ISSUE DATE
 ISSUE PURPOSE:
 CHECKED BY:
 AUTHOR:

SHEET TITLE
 SITE AND LOCUS PLAN

SHEET ID
A0.03